

## 201 West Gray A • P.O. Box 370

Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-307-7112

CASE NUMBER: PD20-23

APPLICANT:

Wishnuck Investments, L.L.C.

DATE:

October 8, 2020

LOCATION:

231 W. Main Street

WARD:

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a Center City Planned Unit Development

You are receiving this letter because you own property within the 350-fool notification boundary of a Pre-Development application to consider a CCPUD, Center City Planned Unit Development, for the development of property at the northeast corner of West Main Street and Webster Avenue. This property is currently zoned Center City Form-Based Code, Urban Storefront and Urban General, and a change of zoning will be requested to CCPUD, Center City Planned Unit Development.

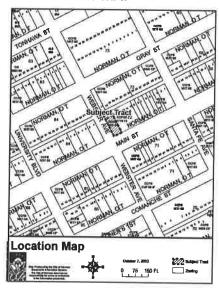
Please join us for a Pre-Development discussion of this proposal on Thursday, October 22, 2020 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. This meeting will be held via ZOOM video conference due to the COVID-19 emergency orders and restrictions on gathering sizes currently in place. Although Conference Room D will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at Current.Planning@NormanOK.gov prior to noon on October 22nd and we will send you the link to access the meeting.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application.

If you have questions about the proposal, please call the contact person, Gunner Joyce, Attorney for the Applicant, (405) 310-5274 during business hours. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





## Application for Pre-Development Informational Meeting

Case No. PD 20-23

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Wishnuck Investments, LLC	ADDRESS c/o Rieger Law Group PLLC, Attorney 136 Thompson Drive Norman, OK 73069	c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive	
EMAIL ADDRESS  c/o Rieger Law Group gjoyce@riegerlawgroup.com	c/o Gunner Joyce, Attorney for Applica (405) 310-5274	NAME AND PHONE NUMBER OF CONTACT PERSON(S) c/o Gunner Joyce, Attorney for Applicant (405) 310-5274 BEST TIME TO CALL: M-F Business Hours	
Concurrent Planning Commission review requested and application submitted with this application.  A proposal for development on a parcel of land, generally located at the NE corner of W Main St & N Webster Ave			
and containing approximately approx. 0.16 acres acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.  The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):  The Applicant seeks to utilize a Center City Planned Unit Development (CCPUD) to enhance this commercial corner, activate the sidewalks, and revitalize this property. The proposed site plan is included in this application. The Applicant seeks to retain the existing brick building on the property.			
	to rotalit the existing blick building of	Tule property.	
This proposed development will necessitate (check all that apply):  2025 Plan Amendment Growth Boundary Land Use Transportation Rezoning to Center City PVD District(s) Special Use for Preliminary Plat (Plat Name) Norman Rural Certificate of Survey (COS) Commercial Communication Tower	Items submitted:  Deed or Legal Description Radius Map Certified Ownership List Written description of project Preliminary Development Map Greenbelt Enhancement Statement Filing fee of \$125.00 Current Zoning: Lenter City - Urban Storefront Current Plan Designation:	Concurrent Planning Commission Review Requested:  Received on:  10-5-2020 at 1:29 a.m.p.m	



October 5, 2020

City of Norman Planning Department 201 West Gray Norman, OK 73069

> RE: **Pre-Development Written Description of Project**

Dear City of Norman,

We represent the Applicant in the attached application packet for a Pre-Development Information Meeting. The Applicant seeks to rezone the property generally located 231 W. Main Street, at the Northeast corner of the intersection of W. Main Street and N. Webster Avenue. A preliminary site development plan is included in the application materials. The Applicant intends to utilize a Center City Planned Unit Development ("CCPUD") in order to enhance this commercial corner, activate the sidewalks surrounding the site, and revitalize the property.

We respectfully request that you set a Pre-Development neighborhood meeting for this Application. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

> Very Truly Yours, RIEGER LAW GROUP, PLLC

> > By: Gunner Joyce Attorney at Law

JOB - 0389 - 003
DATE TO S 2020
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SHEET - A10

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NEW PROJECT PLANS FOR

A OVERALL SITE PLAN

